

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49154

Property Information

property address: 1104 S COULTER DR
legal description: WINTER, BLOCK 5, LOT 3
owner name/address: PIPE FITTERS UNION #211
2535 GALVESTON RD
HOUSTON, TX 77017-1924

full business name: NA
land use category: comm-Retail type of business:
current zoning: C3 occupancy status: vacant
lot area (square feet): 6426 frontage along Texas Avenue (feet): NA
lot depth (feet): 150 sq. footage of building: 2040
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
no no no 50

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): Metal Frame
building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) Left / right

approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign:
overall condition (specify):
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: NA
lot type: ☒ asphalt ☐ concrete ☐ other
space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: poor
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

